



Board of Commissioners • Agenda

SLDC Board Room, 2nd Floor

JUNE 28, 2023

8:30 a.m.

PUBLIC

In order to ensure all Commissioners and the public are able to join the meeting in person or connect via Zoom successfully, we recommend that you arrive in person or join via Zoom (for video) starting at **8:15 AM** to allow time to sign in and to troubleshoot any connection issues. The host will open the doors for seating and the phone lines to initiate the Zoom meeting at that time. Should you have a problem accessing the meeting in person or Zoom, please call 314-657-3749 for assistance.

The public will be able to access the meeting in two ways:

In Person:

1520 Market, Suite 2000
Boardroom, Rm 278

Via Zoom:

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87320459047>

Or One-tap mobile:

US: +19292056099,87320459047# or +13017158592,87320459047#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 873 2045 9047

International numbers available: <https://us02web.zoom.us/j/87320459047>

People wishing to speak on items on the agenda who join in person or zoom, should write/type in their name and/or business, the item they wish to discuss, and if on zoom, the phone number they will be using to call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open access to speak.

Zoom may be accessed at www.zoom.us and instructions on its use are available to <https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Myisa Whitlock at whitlockm@stlouis-mo.gov or by phone at 314-657-3749 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market St. on or before **June 26, 2023 4:00 PM** and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.



Agenda

Land Reutilization Authority Board of Commissioners
SLDC Board Room, 2nd Floor
June 28, 2023
8:30 a.m.

Note: If you would like to speak at the meeting, please arrive in person or log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.

1. Call To Order
2. Election of Officers
3. New Pricing Policy
 - a. RESOLUTION ADOPTING A REVISED PRICING POLICY FOR LRA PROPERTIES
RESOLUTION NO. 23-LRA-112
4. Actions of Offers to Purchase
 - a. **Prop NS - #24**
5. Minutes – **May 31, 2023 Minutes**
6. Report of Commissioners
7. Action of Offers to Purchase
 - a. New Construction Sales **(1)**
 - b. As-Is Rehab Sales **(2-7)**
 - c. Development Sales **(8)**
 - d. General Lot Purchase Sales **(9-20)**
 - e. Side Lots Sales Policy **(0)**
 - f. Option Renewal (Modification) **(21-23)**
 - g. Donations **(25-26)**
 - h. Miscellaneous **(27)**
8. RESOLUTION APPROVING THE FY24 LAND REUTILIZATION AUTHORITY (LRA) BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE BY THE LAND REUTILIZATION AUTHORITY TO THE ST. LOUIS DEVELOPMENT CORPORATION (SLDC) FOR THE FISCAL YEAR ENDING JUNE 30, 2024 **RESOLUTION NO. 23-LRA-113**
9. Director's Report
10. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:
 - a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
 - b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
 - c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
11. **THE NEXT COMMISSION MEETING IS SCHEDULED FOR JULY 26, 2023**
12. Adjournment

OFFERS TO PURCHASE LRA PROPERTY—JUNE 28, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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OFFERS TO PURCHASE

Offers to Purchase are parcels owned by LRA that consist of unoccupied ground or physical structures (single family residences, side lots, 2FF, 4FF, etc.). The offerors have submitted offers to purchase with the intention of rehabbing properties as residential or commercial projects, an extension of their yard space, community gardens or greenspaces to enhance and beautify the community.

A. NEW CONSTRUCTION

New Construction Program are for Class A lots, a minimum of 4,000 square feet in total land with no more than 3 contiguous lots per offer.

1.	4160 Delmar Blvd.	4875-00-0065 115' x 142.83' 16,367 sq.ft.	TS-2015	\$35,600.00	\$32,344.00
	4142 Delmar Blvd.	4875-00-0150 28' x 142' 4,124 sq. ft.	TS-1986	\$16,200.00	\$18,558.00
	4146 Delmar Blvd. Ronald K. & Juri K. Bassuner 38- Central West End Ward 9	4875-00-0140 28' x 142' 4,126 sq. ft. Vacant Lots	TS-1996	\$16,200.00	\$18,567.00

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B. AS-IS REHAB PROGRAM

As-Is Rehab Program are Class A residential buildings, up to 6 units. No more than 1 building with no more than 2 contiguous lots or 1 commercial building.

2.	4560 Red Bud Ave. East Fair, LLC c/o Pride Davis 68 – O’Fallon Ward 11	3550-91-9000 35’ x 149’ 2 Sty Brk, 2 FF	TS-2012	\$1,000.00	\$2,000.00
3.	3500 N. Grand Tierra Silerio 59 – JeffVanderLou Ward 11	5215-00-02300 80’x 66’ 3-Sty Brk Mixed Use Bldg.	TS-2020	\$11,500.00	Appraisal
4.	920 Harlan Ave. Aundrey Hogan 74- Baden Ward 13	5399-00-01500 25’x 127’ 1 Sty Frm Residence	TS-2019	\$2,374.27	\$2,374.27
5.	6013 Emma Ave.	5344-00-02900 25’x 125’ 1-Sty Frame	TS-2014	\$1,000.00	\$1,000.00
	6033 Emma Ave. Melody Griggs 76- Walnut Park West Ward 13	5344-00-03600 25’ x 125’ 1-Sty Frame	TS-2013	\$1,000.00	\$1,000.00
6.	5405 Plover Ave. LaDonna McKinney 72 – Walnut Park East -327 Ward 13	3815-09-01000 25’ x 138.5’ 1 Sty Frame Res	TS-2019	\$1,000.00	\$1,000.00

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7. **Exhibit “A”** 22,142 sq. ft. \$1,200.00 \$8,000.00
 Terex Construction Group, LLC
 c/o Terrace Robinson
 48-West End
Ward 10
 51-Academy
Ward 10
 56-The Greater Ville
Ward 12

ParcelID	Address	Ward	Nghbrhood	Usage	Source	Front	Side	LotSF
38150901000	1284 Goodfellow	10	West End	2 Sty 2FF Brk	TS-2017	32	119	3933
51490000400	5180 Page Blvd.	10	Academy	2 Sty, 4FF Brk	TS-2015	51	137	7199
44670405000	3039 Rolla Pl.	12	Gtr Ville	1 Sty, 1 F	TS-2013	50	110	5505
44670405500	3025 Rolla Pl.	12	Gtr Ville	1 Sty, 1F Brk	TS-2012	50	110	5505
						183	476	22,142

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C. DEVELOPMENT

***Development Program** are offers for parcels owned by LRA that consist of physical structures (single family residences, side lots, 2FF, 4FF, etc.) for the rehab and/or construction of any combination of the following:*

- *Rehab and/or construction of mixed -use buildings*
- *Rehab and/or construction of multiple residential buildings*
- *Rehab of residential buildings with more than 6 units*
- *And/or commercial projects*

8.	2620 Dr. Martin Luther King Dream Enterprises, LLC c/o Parish Lemons 59-Jeff Vanderlou Ward 11	1093-00-0100 25' x 147' Vacant Lot	T-2012	\$1,250.00	\$3,666.00
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OFFERS TO PURCHASE LRA PROPERTY—JUNE 28, 2023 – PUBLIC

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D. GENERAL LOT PURCHASE PROGRAM

General Lot Purchase Program provides guidelines for the sales of LRA Lots (Class A) for any purpose other than new construction, building rehab or development.

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|-----|---|---|---------|------------|-------------|
| 9. | 6119 Pennsylvania
Elias Jurado
1- Carondelet
Ward 1 | 2916-00-02800
35' x 137'
Vacant Lot | TS-2011 | \$2,000.00 | \$7,151.00 |
| 10. | Exhibit "A"
Biniam Theodros Baraki
Baraki Construction
57-The Ville
Ward 12 | 20,365 sq. ft. | | \$3,500.00 | \$13,413.00 |

ParcelID	Address	Usage	Source	Front	Side	LotSF
37050004000	2612 N. Taylor Ave.	Vac. Lot	TS-1995	37	150	3,167
37060004500	2614 N. Taylor Ave.	Vac. Lot	TS-2018	22	140	3,167
37060004600	2618 N. Taylor Ave.	Vac. Lot	DON-1980	50	140	7,038
37060004700	2622 N. Taylor Ave.	Vac. Lot	TS-1995	66	105	6,993
				175	535	20,365

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|-----|--|--|----------|------------|-------------|
| 11. | 4149 Dr. Martin Luther King
Ashley Settle
57-Ville
Ward – 12 | 3767-00-0190
4,803 sq. ft.
Vac. Lot | TS- 2011 | \$3,123.33 | \$ 3,123.00 |
| 12. | 4922 Aldine Ave.
Keys Realty Group, Inc.
Tenesia Brown
55- Kingsway East
Ward – 12 | 3784-00-01200
41' x 130'
5,631 sq. ft.
Vacant Lot | TS- 2001 | \$2,000.00 | \$8,447.00 |
| 13. | 4466 West Belle Pl
Debra Edwards
54- Lewis Place
Ward – 12 | 4570-00-00700
25' x 123'
3,076 sq. ft.
Vac. Lot | TS- 2002 | \$2,000.00 | \$3,076.00 |

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14. **Exhibit “A”** 20,500 sq. ft. \$7,000.00 \$18,450.00
 Gorilla Angel Group, LLC
 Rodney Brown
 55-Kingsway East
Ward – 12

ParcelID	Address	Usage	Source	Front	Side	LotSF
44550002250	4947 Palm St.	Vac. Lot	TS- 2002	50	130	6500
44550002350	4951 Palm St.	Vac. Lot	TS- 2002	50	130	6500
4455000240	4957 Palm St.	Vac. Lot	TS-1995	50	150	7500
				150	410	20,500

15. **4816 Maffit Ave.** 4478-00-00800 TS- 2002 \$2,600.00 \$7,310.00
 25’ x 133’
 3,323 sq. ft.
4810 Maffit Ave. 4478-00-0100
 David Harris 30 x 133’
 55- Kingsway East 3,986 sq. ft.
Ward – 12 **Vac. Lots**

16. **2505 Belle Glade Pl.** 3665-00-03900 TS- 2002 \$1,000.00 \$ 1,879.00
 21’ x 134’
 2,890 sq. ft.
 Vac. Lot
4141 St. Ferdinand Ave. 3665-00-04000 \$2,000.00 \$1,000.00
 Charmaine Drake Staten 37 x 134’
 55- The Ville 1 Sty Brk Residence
Ward – 12

17. **3918 N. Grand** 1927-00-03100 TS- 2002 \$937.00 \$1,800.00
 Jasmine Williams McCulley 25’ x 120’
 67- Fairground 3,000 sq. ft.
Ward 14 Vac. Lot

18. **Exhibit “A”** \$5,355.00 \$8,115.00
 Lisa R. Doss
 66- College Hill
Ward 14

ParcelID	Address	Usage	Source	Front	Side	LotSF
33520001800	2115 E. Prairie Ave.	Vac. Lot	TS-1981	39	112	4529
33520019000	2119 E. Prairie Ave.	Vac. Lot	DON-1983	39	110	4496
3352000200	2123 E. Prairie Ave.	Vac. Lot	TS-1991	40	111	4500
				118	333	13,525

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19.	2126 E. Warne Gwendolyn F. Parnell 66 – College Hill Ward 14	3398-00-0100 30' x 148' 4,402 sq. ft. Vacant Lot	TS-2000	\$1,000.00	\$2,641.00
20.	Counteroffer 4854 Lee Ave. Chamel Taylor 69- Penrose Ward 12	4389-11-01400 39.84' x 140.49' Vac. Lot	TS- 2022	\$700.00	\$6,748.80

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E. SIDE LOT PROGRAM

Side Lot Program are parcels owned by LRA that consist of unoccupied ground that are too small to support new construction. These non-buildable lots are parcels that are less than **4,000 square ft.** and cannot be contiguous to another LRA parcel. These lots are made available and affordable to adjacent property owners to be used as a side lot and expand personal property.

NO SIDE LOT OFFERS TO GO BEFORE LRA BOARD

OFFERS TO PURCHASE LRA PROPERTY—JUNE 28, 2023 – PUBLIC

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F. OPTION RENEWAL

Option Renewals are offerors request for additional time to complete projects due to the construction delays, funding, etc. on options that are near expiration. Offerors must display proof of consistent progress to receive renewals of options and extensions of time.

21. **Exhibit “A”** 28,662 sq. ft. \$30,000.00 \$22,136.00
 Residency for Humanity
 Properties, LLC
 c/o Ebony Wilson
 55—Kingsway East
Ward 12
 48-West End
Ward 10

ParcelID	Address	Ward	Source	Usage	Front	Side1	LotSF
38150800200	1204 Temple Pl	10	TS-1995	Vacant Lot	37	119.5	4252
38150800300	1208 Temple Pl	10	TS-1997	Vacant Lot	37	119.5	4393
44890601700	4931 Aldine Pl	12	TS-2015	Vacant Lot	43	120.5	5512
44890601800	4935 Aldine Pl	12	TS-2015	Vacant Lot	43	120.5	3400
44890601600	4927 Aldine Pl	12	TS-2014	Vacant Lot	43	120.5	5792
44890601500	4921 Aldine Ave	12	TS-2014	Vacant Lot	43	115.5	5313
					246	836.5	28,662

22. **Exhibit “A”** 29,905 sq. ft. \$7,100.00 \$13,179.00
 Efficacy Consulting/48
 Fields Place Dev LP
 c/o Yaphett El Amin
 56—The Greater Ville
Ward 12

ParcelID	Address	Usage	Source	Front	Side	LotSF
44450000850	3621 Clarence Ave	Vacant Lot	TS-1981	35.6	145	5163
44450000900	3615 Clarence Ave	Vacant Lot	TS-2001	41	145.58	5208
44450000950	3609 Clarence Ave	Vacant Lot	TS-1995	42.06	145.03	6089
44450001200	4307-09 Lexington Ave	Vacant Lot	TS-1999	47	97	4373
44450001300	4315 Lexington Ave	Vacant Lot	TS-1980	21.92	180.5	4611
44450001000	3605-07 Clarence Ave	Vacant Lot	TS-2004	43	98.56	4870
44411002000	4237 Lexington	Vacant Lot	TS-2006	25	180	4496
44411002100	4239 Lexington	Vacant Lot	TS-2009	25	180	4572
				280.58	1,171.67	39,382

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23. 5603 Cates	3864-04-02300 75' x 156 11,811 sq. ft.	TS-2017	\$17,308.00	\$17,308.00
5619 Cates Efficacy Consulting & Dev Village of Delmar 2, LP 48- West End Ward 10	3864-04-02500 60' x 156' 9,449 sq. ft.	TS-2017		

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G. PROP NS STABILIZED BUILDINGS

The Prop NS Program is a strategic initiative with a goal of stabilizing vacant residential buildings owned by the City of St. Louis Land Reutilization Authority (LRA) which offers them from sale. The program was established by a community-initiated and voter-approved ordinance to create a dedicated source of funding to make it possible for LRA to improve properties within the City's landbank of vacant buildings. This investment is intended to increase the likelihood that these properties will be purchased by private parties who will then finish their rehab and transform current deteriorating buildings into decent housing for their communities.

24.	5459 Genevieve 72- Walnut Park East Ward 13	5529-00-03200 25' x 125'	TS-2010	Min. Bid \$1,000.00
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The subject property is a 760 sq. ft. one story brick, single family. Parcel size is 3,132 sq. ft.

A. Willie (Chris) Carter	\$2,000.00
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H. DONATIONS

Donations are parcels which consist of unoccupied ground or structures owned by constituents who desire to donate due to no longer wanting the property or they are incapable of maintaining the upkeep. The donation is entered the LRA inventory and sold using the LRA process.

- | | | | | |
|-----|--|--|--|--|
| 25. | 6151 N. Pointe Blvd.
Botanical Ave. LLC
73-North Pointe
Ward 13 | 5737-00-04200
1 Sty Brk Residence
30' x 125' | | |
| 26. | 843 McLaran
Kevin Gayden
74-Baden
Ward 13 | 5209-00-02200
2 Sty, 2 FF Brk
30' x 125' | | |

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G. MISCELLANEOUS

Miscellaneous items are requested changes from the original approved Board decision. These may include a change of end use, name change, etc. The request must go before the Board for consideration.

27.
- Change of End Use*

4245 N. Market St.

Ernest A. Adams

57- The Ville

Ward 12

3686-00-04200

25' x 130'

3,263 sq. ft.

Vac. Lot